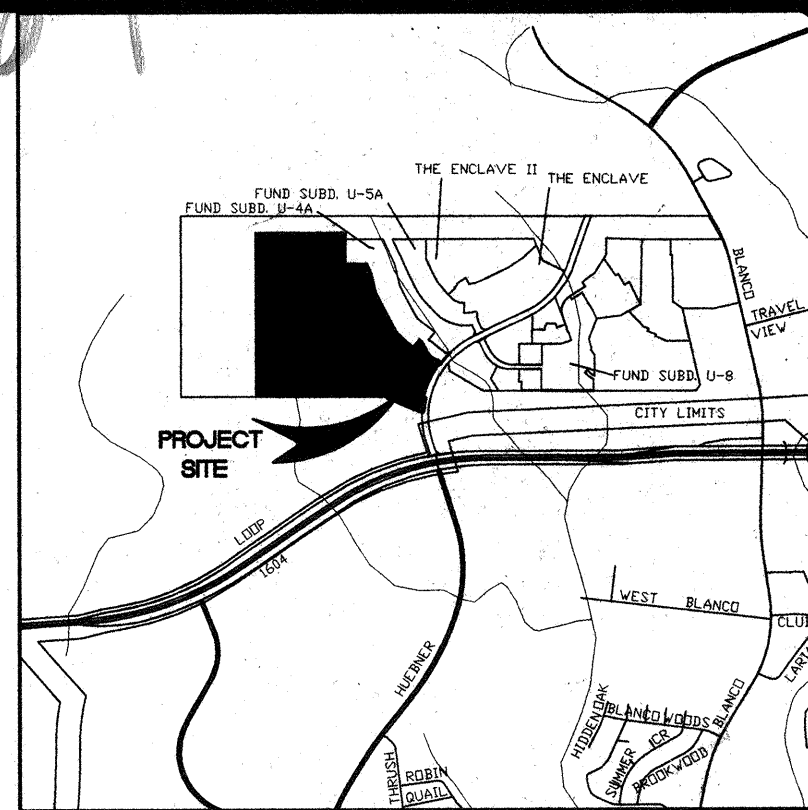


# THE RENAISSANCE-TUSCANY PLANNED UNIT DEVELOPMENT PLAN

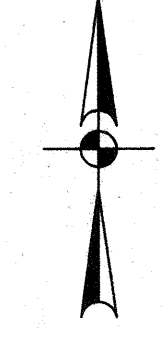
**PAPE-DAWSON ENGINEERS**  
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

SEPTEMBER 1999 JOB NO. 3686-91

**APPROVED**  
PLANNED UNIT DEVELOPMENT  
Planning Commission  
City of San Antonio  
1/26/00  
1.76.00



LOCATION MAP  
N.T.S.



SCALE: 1" = 200'

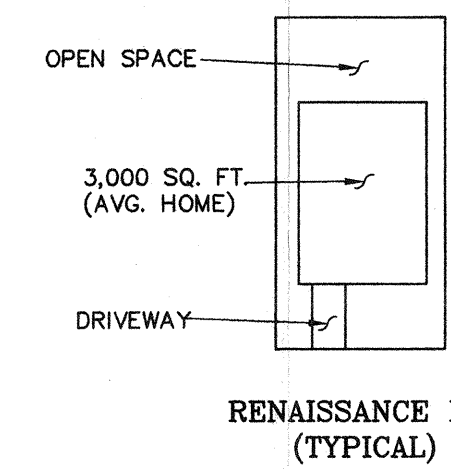
DEVELOPER: HUEBNER INVESTMENT PARTNERS, LTD.  
1600 N. COLLINS, SUITE #2100  
RICHARDSON, TEXAS 75080  
TEL: (972) 644-2400

SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
WATER: BEXAR METROPOLITAN WATER DISTRICT  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: SOUTHWESTERN BELL TELEPHONE

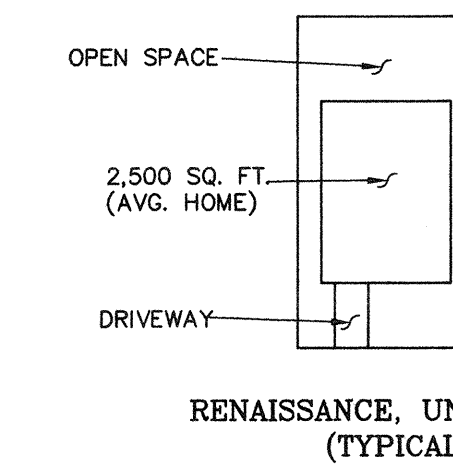
## ENVIRONMENTAL RECOMMENDATIONS

1. THAT THE CAVE REMAIN OPEN WITH A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN SEC 34-3000(D) OF ORDINANCE NO. 8149 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE SHALL BE SUBMITTED TO AND APPROVED BY THE SAN ANTONIO WATER SYSTEM. THE CAVE SHALL BE BUFFERED BY HAVING THE CAVE SURROUNDED BY A GREENBELT AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE DESIGNED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY.
2. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE SANITARY SEWER DIVISION OF THE SAN ANTONIO WATER SYSTEM:
  - a. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED FOR RECORDING.
  - b. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS.
  - c. A LETTER FROM THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION APPROVING EACH WATER POLLUTION ABATEMENT PLAN.
  - d. A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
3. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS BE KEPT IN A VEGETATED CONDITION.
4. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO HARMING WATER NEEDS (i.e. USE OF ARTIFICIAL PLANTS).
5. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNING MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
6. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
7. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR REPAIRING, THE DEVELOPER SHALL NOTIFY TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AT (214) 465-3096 AND THE ACQUIRER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7382.
8. THE ACQUIRER STUDIES DIVISION SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.

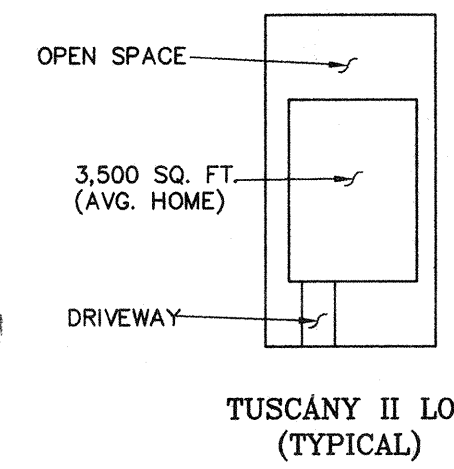
Description	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Tuscany II	Total
No. of Lots	44	37	36	32	56	31	242
Grass Area	15.67	10.30	10.43	13.43	30.82	20.50	101.15
Building Coverage	3.030	2.124	2.479	2.20	3.857	2.491	16.598
Other Coverages							
a. Streets	2.75	1.19	1.38	2.0	1.95	1.68	10.72
b. Driveway	0.404	0.340	0.331	0.29	0.514	0.285	2.223
c. 50% Drain	0.338	---	---	---	5.00	---	5.338
Total Coverages	6.522	3.654	4.19	4.57	11.321	4.456	34.879
Open Spaces							
a. Greenbelts	0.283	0.932	---	1.53	---	---	1.215
b. Residential Lots	8.865	5.714	6.240	8.86	19.50	16.044	65.057
c. 50% Drain	0.338	---	---	---	5.00	---	5.338
Total Open Space	9.486	6.646	6.240	10.39	24.50	16.044	73.31
Open Space Ratio	$= \frac{73.31}{101.15} \times 100 = 72\%$						



RENAISSANCE LOT  
(TYPICAL)



RENAISSANCE UNIT-2 LOT  
(TYPICAL)



TUSCANY II LOT  
(TYPICAL)

NOTE:  
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3.336.

## NAME & ADDRESS OF OWNERS WITHIN 200'

NO.	NAME	ADDRESS	ZIP	NCB/CB	BLK	LOT
1	Shavano Rogers Ranch Crossmember Homeowners Association	3330 Oakwell Court, Suite 110 San Antonio, TX	Zip 78218-3024	16337	1	54
2	Concordia Group	New Owner: Carbon Landmark Constr. 530 Woodlane Road San Antonio, TX Zip 08060-3809	Dallas, TX Zip 75248	16334	P-4	(Old) 1 (New)
3	Concordia Lutheran Church of San Antonio, Inc.	1826 Bascom Road San Antonio, TX	Zip 78213-4606	16334	1	1
4	Loop 1604 Group	P.O. Box 782257 Wichita, KS	Zip 67278-2257	16334	BLK	LOT P-2
5	Blanco Development Partners, Ltd.	New Owner: City of San Antonio (Public R.O.W.) 1601 N. Collins Blvd., Suite 2100 Richardson, TX	Zip 75080	16334	BLK	LOT P-2
6	Huebner Investment Partners, Ltd.	1601 N. Collins Blvd., Suite 2100 Richardson, TX	Zip 75080	16334	BLK	LOT 2-3 15 1-24
7	Vineyard Homeowners Association	1601 N. Collins Blvd., Suite 2100 Richardson, TX	Zip 75080	16333	BLK	LOT 1 1
8	Denton Communities	11 Lynn Betts Lane, Suite 100 San Antonio, TX	Zip 78218	16334	BLK	LOT 13-25
9	Huebner Investment Partners, Ltd.	1601 N. Collins Blvd., Suite 2100 Richardson, TX	Zip 75080	16334	BLK	LOT East portion of P-22

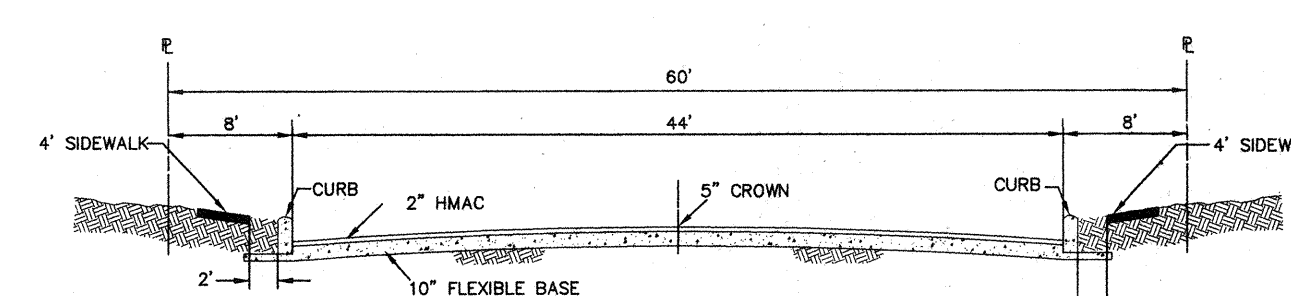
## CONSTRUCTION STAGING PLAN

CONSTRUCTION IS SCHEDULED TO FOLLOW THE UNIT PHASING SEQUENCE SUCH THAT UNIT 1, 2, 3, 4, 5, & TUSCANY II WILL BE IN THAT ORDER UNLESS REDIRECTED BY THE DEVELOPER.

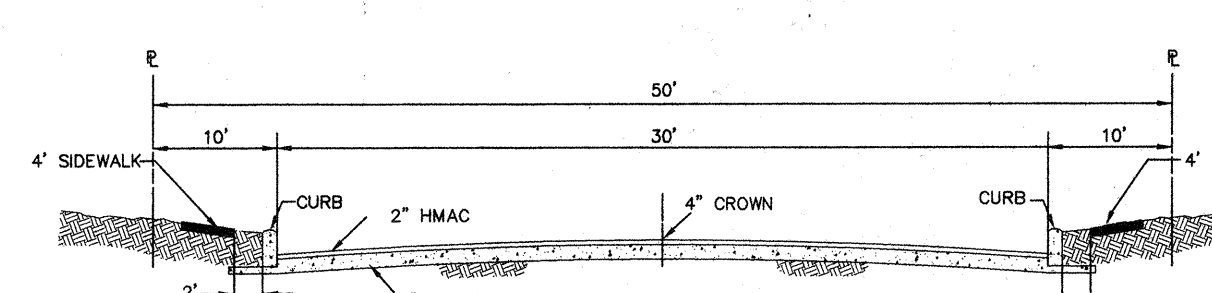
- NOTE:
1. MAJOR DRAIN ROW WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  2. STREETS ARE TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
  3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
  4. WATER SYSTEM TO BE DEDICATED TO BEXAR METROPOLITAN WATER DISTRICT.

PS-31  
C

DESIGNATES THE APPROXIMATE LOCATION OF A GEOLOGIC FEATURE IDENTIFIED ON-SITE DURING A FIELD INVESTIGATION ON MARCH 15, 1996 AND ASSESSED AS "SENSITIVE".



TYPICAL STREET SECTIONS (60' R.O.W.)  
(COLLECTOR STREET)  
N.T.S.



TYPICAL STREET SECTIONS (50' R.O.W.)  
(LOCAL TYPE A, PRIVATE R.O.W.)  
N.T.S.

# 00-001